



Case Number **ZC-17-209**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 7

Zoning Commission Recommendation:

Approval as Amended to PD/ER for office use only, with front yard parking; site plan waiver recommended by a vote of 7-0

Opposition: One person spoke; office only

Support: Ridglea Area NA

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Owner / Applicant: **JW Lawrence, Jr.**

Site Location: 2512 Horne Street

Mapsco: 74M

Proposed Use: **Office**

Request: From: "CF" Community Facilities

To: "ER" Neighborhood Commercial Restricted (applicant request); PD/ER Planned Development for "ER" Neighborhood Commercial Restricted for office use only, to allow for front yard parking; site plan waiver recommended (Zoning Commission recommendation)

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located at the corner of Birchman Avenue a two-way residential street & Horne Street, a connector that has direct access to I-30 to the south. The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted for a financial management office to occupy half of the building. The total square footage for the building is 5,000 sq. ft, an Orthodontist leases half the building and the other half was occupied by a dentist. There are approximately 25 parking spaces. That portion is up for lease.

The property was originally built in 1980 as a dental office with a portion still being occupied by an Orthodontist, which was a permitted use in CF. A recent zoning case, ZC-17-090, was approved to the south for future commercial construction but limited to the eastern portion of the property. This development is expected to utilize on street parking due to the narrow configuration of the lot.

The applicant did reach out to various neighborhood organizations. Concern from the Pershing Avenue neighbors has been expressed about retail development permitted in the "ER" district and would like to see office use only.

At the December 13 zoning commission meeting, one person spoke in opposition had concerns with encroachment into the neighborhood and wanted to see a PD for office use only.

The chart below identifies development standards

Development Standards	CF	Proposed ER
Parking	26 spaces indicated	Dental Office: 1 space/doctor, 1 space per 4 employees plus 4 spaces per 1,000 sq. ft. Professional Office: 2.5 spaces per 1,000 sq. ft. Based on the square footage the parking Complies
Signage	<p>a. Signs shall be permitted to identify the use or uses of the property on which displayed.</p> <p>b. A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, a minimum of at least one sign shall be allowed having an area of 12 square feet.</p> <p>c. Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.</p> <p>d. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.</p> <p>e. Signs located across the street from a one- or two-family district shall not be illuminated. The source of light for illuminated signs shall not be visible and shall not be intermittent or flashing. Revolving signs shall not be permitted.</p>	<p>No freestanding or roof signs are permitted.</p> <p>Signs shall be fastened flat against the wall.</p> <p>No sign shall be illuminated.</p> <p>The sign shall cover no more than 15 percent of the area of the wall or facade, including doors and windows, on which the sign is placed, and shall not extend above the roof line or parapet wall of the building.</p>
Building size	NA	5,000 square feet maximum gross floor area per tenant. Exterior entrances are required for each tenant. Special Exception required for each business in excess of 5,000 square feet.

Site Information:

Owner:	J W Lawrence Jr. 2115 Mount Royal Terrace Fort Worth, Texas 76116
Agent:	Mark Allsup
Acreage:	0.458 acres
Comprehensive Plan Sector:	Arlington Heights

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "A-5" One-Family / single-family
South "B" Two-Family and "CF" Community Facilities / vacant
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-090 Approved by City Council 11-14-17 for the CF portion to PD/E Planned Development for "E" uses with exclusions; site plan approved, subject property to the south

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Birchman Ave	Two-Way Residential	Two-Way Residential	No
Horne Ave	Collector	Collector	No

Public Notification:

300 foot Legal Notifications were mailed on November 21, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Fort Worth League of Neighborhoods Assoc.	Ridglea Area Neighborhood Alliance
Westside Alliance	Ridglea North NA
Como NAC	West Byers NA*
Streams and Valleys Inc.	Trinity Habitat for Humanity

Closest registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted. Surrounding land uses consist of townhomes to the north, single-family to the east and west, vacant land to the south, proposed for commercial development. Horne Street provides direct access to I-30 with constant traffic pressure.

Due to the commercial structure is existing as a medical office that serves as a buffer to the traffic on Horne St. and future commercial development to the south adjacent to the freeway, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Institutional. As the property was most recently used as a dental practice which is similar in operation to an office, the proposed "ER" **is consistent** with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Attachments:

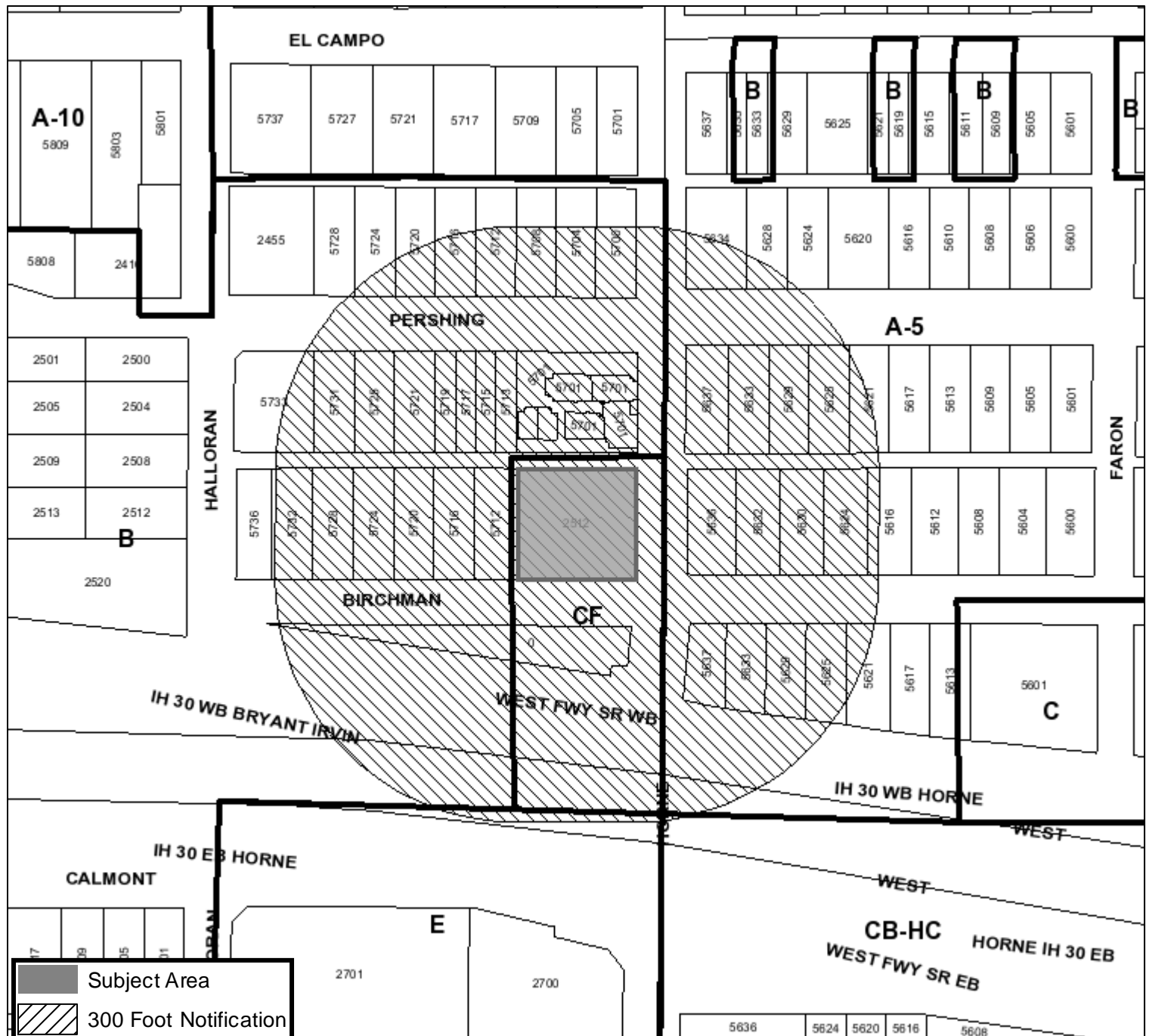
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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Area Zoning Map

Applicant: JW Lawrence, Jr.
Address: 2512 Horne Street
Zoning From: CF
Zoning To: ER
Acres: 0.45810848
Mapsc0: 74M
Sector/District: Arlington Heights
Commission Date: 12/13/2017
Contact: 817-392-8043



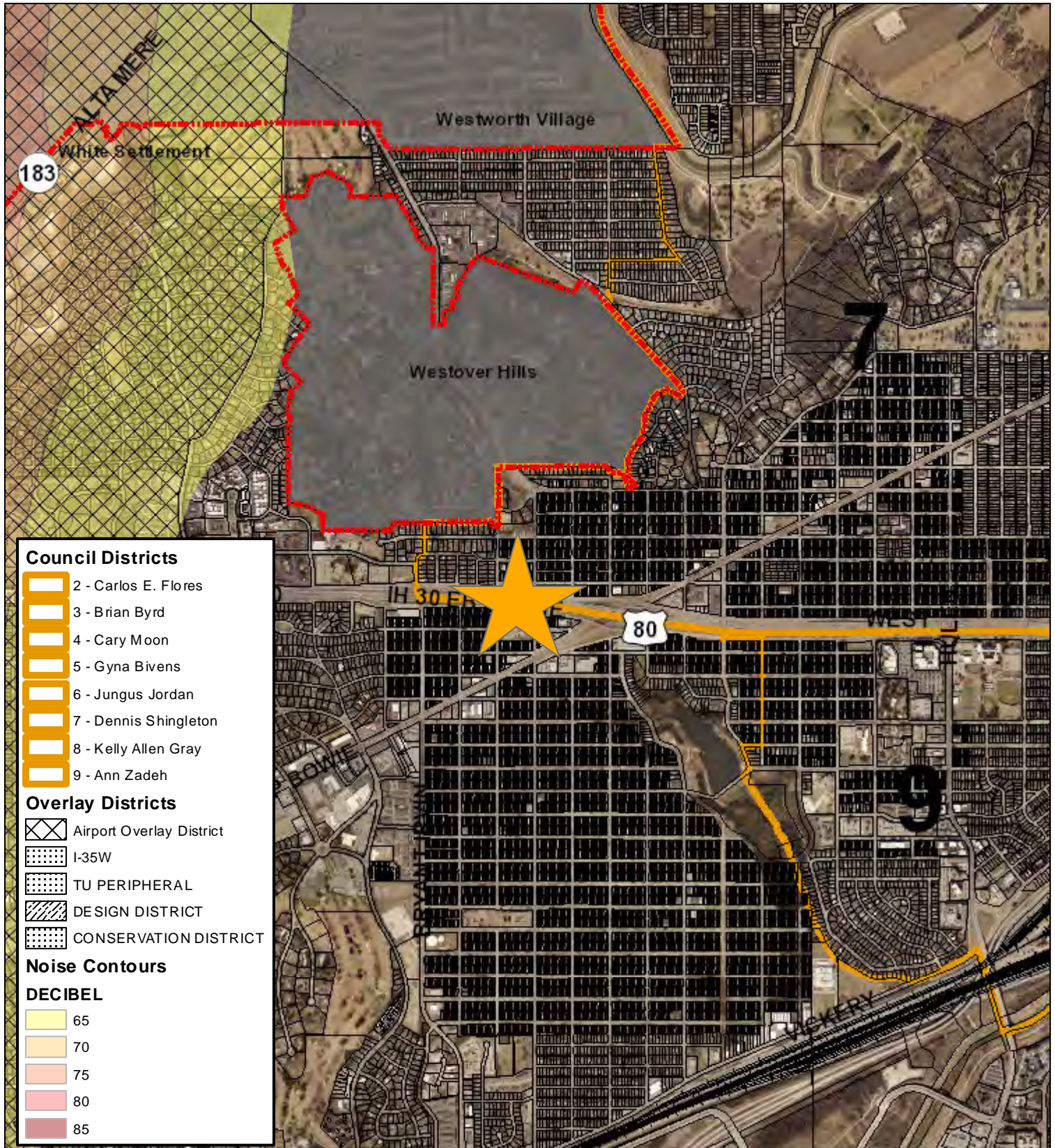
0 87.5 175 350 Feet

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Area Map

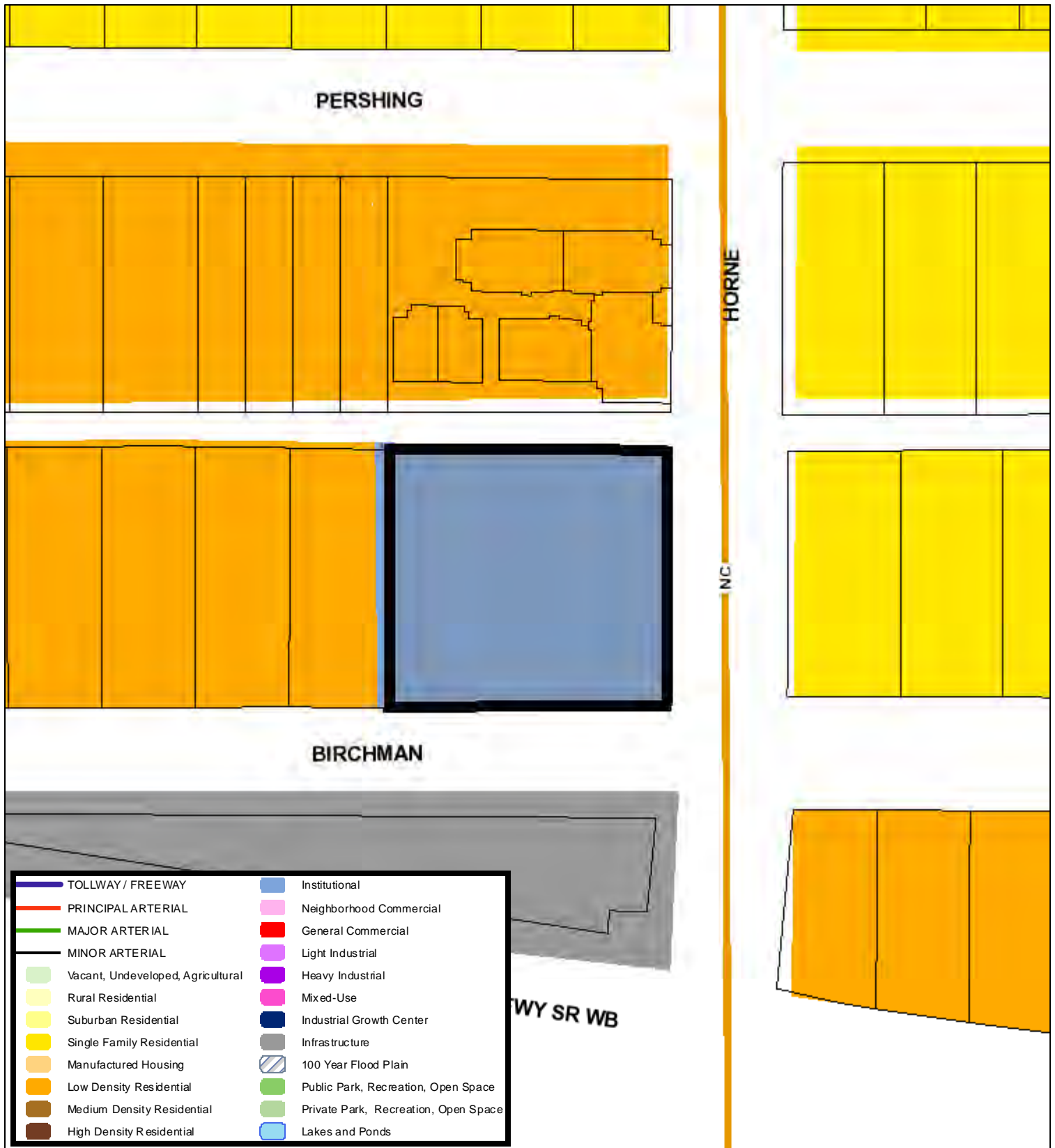


0 1,000 2,000 4,000 Feet



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Future Land Use



70 35 0 70 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



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Aerial Photo Map



0 40 80 160 Feet



Roberto Ramirez	4316 S Adams		Support		Representing applicant
Renny Rosas	3821 Bryan	Out	Support		Spoke at hearing and sent letter
Robert Snoke	3820 6th Ave	Out		Opposition	Representing Rosemont NA
Gordon Pritchard	3640 8 th Ave	Out		Opposition	Sent letter and notice
Francisco Perez Lemus	3608 Ryan Ave	Out		Opposition	Sent notice

12. ZC-17-208 Como Blue Willow LTD (CD 9) – 5001 Diaz Ave (Hays Covington Survey Abstract No. 256, 6.75 ac.) From: “A-5” One-Family, “CR” Low Density Multifamily and “C” Medium Density Multifamily To: “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, representing the applicant stated they have owned the property for more than two years and have been working with the neighborhood on the redevelopment of the area. The Como NEZ strategic plan designates this area as UR. She also stated they met with the Sunset Heights Neighborhood Association and that they support the project. Because of the topography of the site, a large portion of it will remain untouched.

Estros Tucker, 3304 Lake Como Dr, representing the Como Advisory Council spoke in support of the project. He stated they have met with the applicant and developers several times and that they are excited for the project.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-208
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Mary Nell Poole	2918 Wingate		Support		Representing applicant
Estros Tucker	3304 Lake Como Dr	Out	Support		Spoke at hearing representing Como Advisory Council
Sunset Heights NA			Support		Sent letter

13. ZC-17-209 JW Lawrence, Jr. (CD 7) – 2512 Horne St (Chamberlin Arlington Heights, Lots 35-40, Block 85, 0.45 ac.) From: “CF” Community Facilities To: “ER” Neighborhood Commercial Restricted

Mark Allsup, 4325 Hyatt Ct, representing the applicant stated they want to convert the building to house a financial planning office. The only change to the site would be the interior of the building.

Peter Arendt, 6012 El Campo, spoke in opposition. He stated this could be considered further commercial encroachment and asked for the use to be restricted to professional offices only.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request as amended to PD/ER for office use only, site plan and front yard parking requirement waived, seconded by Mr. Gober. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-209
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Mark Allsup	4325 Hyatt Ct		Support		Representing applicant
Peter Arendt	6012 El Campo	Out		Opposition	Spoke at hearing
Ridglea Area NA			Support		Sent notice
Theresa Disharoon	5724 Pershing	In		Opposition	Sent notice

14. ZC-17-210 PMBSW Land, LLC (CD 9) – 2201 Bird St & 2328 Dalford St (Scenic Village Addition Lot 1, Block 3R, 7.80 ac.) From: PD 1041 Planned Development for all uses in “UR” Urban Residential To: PD 1041A Planned Development for all uses in “UR” Urban Residential with development standards including no rear setback requirement; site plan waiver requested

Matt Mildren, 4145 Travis St, Ste 202, Dallas, TX, representing the applicant stated they are asking for a waiver to the rear setback as the project was designed.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-210
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Matt Mildren	4145 Travis St, Ste 202 Dallas, TX		Support		Representing applicant
FW Scenic Bluff Apartments			Support		Sent letter

15. ZC-17-211 TCRG Opportunity XIV, LLC (CD 3) – 6000-6100 West Freeway (Westover Ridge Addition Lots 1-R1-1 and 1-R1-2, Block B, 4.45 ac.) From: “E” Neighborhood Commercial and “G” Intensive Commercial To: PD/G Planned Development for all uses in “G” Intensive Commercial uses with max. height 166 ft. for office tower with one residential unit, excluding hotel, gasoline sales, night club, large retail stores, home improvement centers, movie theaters, car wash, car sales and pool halls; site plan included